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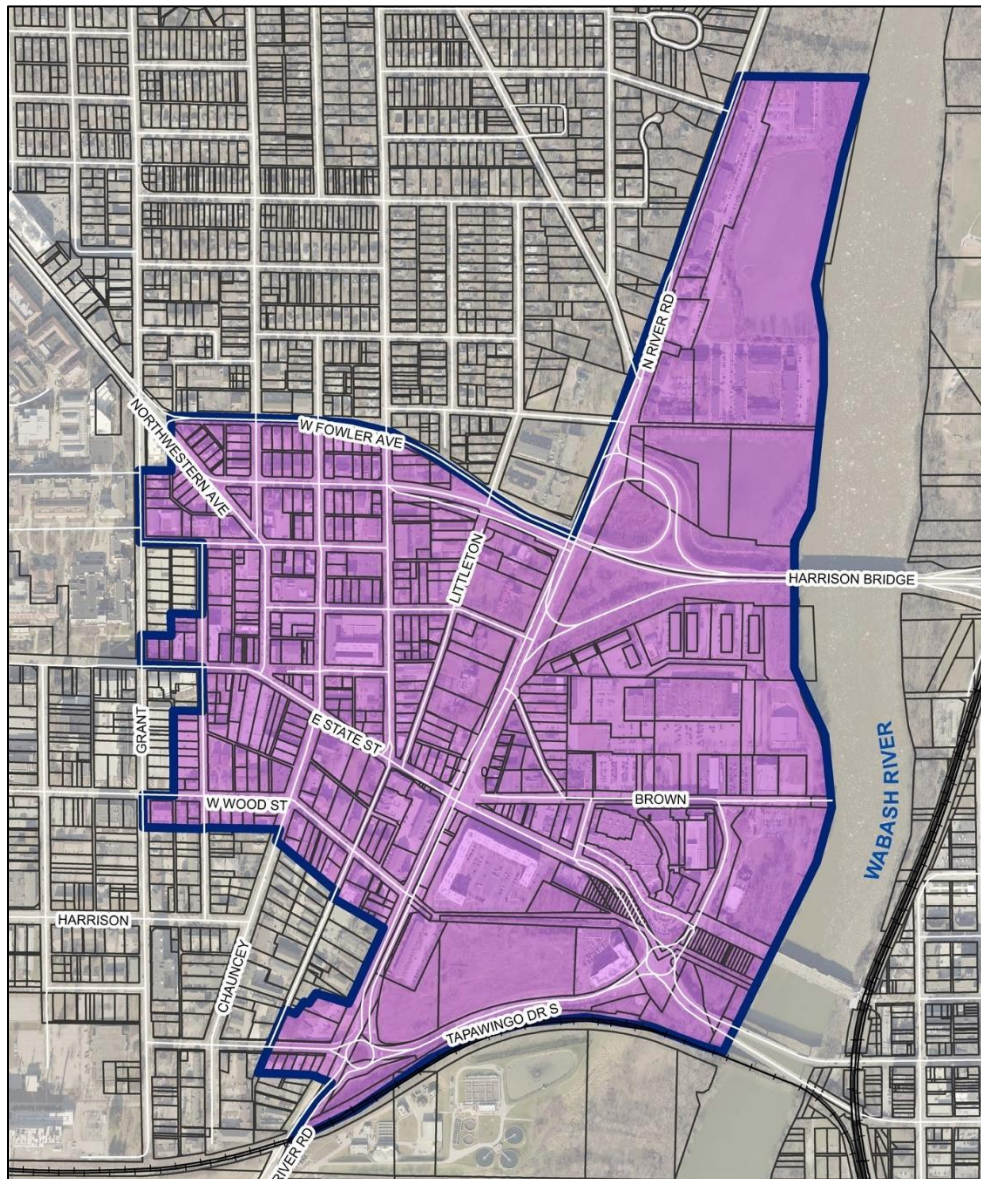
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**RESOLUTION 2020-01  
COMPREHENSIVE PLAN AMENDMENT  
WEST LAFAYETTE DOWNTOWN PLAN**

**STAFF REPORT  
January 9, 2020**

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**RESOLUTION 2020-01**  
**Comprehensive Plan Amendment**  
**West Lafayette Downtown Plan**

**Staff Report**  
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Plan is available for viewing and downloading at:

<http://www.tippecanoe.in.gov/378/Area-Plan-Commission-APC>

Following the adopted policy recommendations of the 2013 *New Chauncey Neighborhood Plan* and given the increased market pressures to redevelop and densify the core urban areas of West Lafayette, the city council adopted, on May 7, 2018, Resolution 07-18 requesting the Area Plan Commission of Tippecanoe County to study the traditional downtown areas of Chauncey Village and the Wabash Riverfront and to create a land use plan as an amendment to the Comprehensive Plan for Tippecanoe County.

In the fall of 2018 a Steering Committee of stakeholders was assembled to guide the plan's development, direct staff, and ultimately support the implementation of the final product. The committee consisted of the mayor, two city council members whose districts contained the study area, property and business owners, private-sector professional consultant volunteers, representatives from CityBus, the Purdue Research Foundation, and the Wabash River Enhancement Corporation, and a student representative from Purdue University.

Beginning in December of 2018, the committee met monthly developing the various parts of the plan. The drafts were then posted to the APC website for public viewing and comment as they were updated. The committee finished its work by the summer and in late August of 2019 a formal public presentation event was held at the West Lafayette Public Library. The public was invited to attend primarily via local media and all property owners in the study area were personally invited, by mail, to attend. After this event, a public comment period was opened during the entire month of September. The Steering Committee was reassembled at the end of September to scrutinize all received public comments and make final changes.

From October through December of 2019, the Area Plan Commission's Ordinance Committee held three public hearings on the plan, considered additional public comment made both in writing and at the hearings, and made final changes. On December 4, 2019, the Ordinance Committee completed its work and voted to move the plan to the full Area Plan Commission.

The plan is designed to influence staff's recommendations to the West Lafayette City Council as well as the Area Board of Zoning Appeals as they ultimately render decisions

on land use changes. The plan is also intended to influence public improvements and steer private investment. Within the plan are goals, policies and implementation strategies that provide recommendations for improvements within the study area.

The plan's six goals are:

1. Downtown Character & Historic Preservation
2. Downtown Residential Development
3. Downtown Business Development
4. Downtown Greenspace & Placemaking Development
5. Downtown Safety & Infrastructure Improvements
6. Downtown Connectivity with the Wabash River and Lafayette

Among the many implementation strategies in the plan, the creation of a future land use plan (included as Chapter 6 in the plan) is the first to be delivered upon. In the future land use plan, the downtown study area is broken into three sub-areas and land use category designations are imposed which are designed to provide general guidelines for future growth, development intensity, and desired locations for open spaces, parks, and natural habitat conservation areas.

The plan also provides a framework for creating an expanded grid of streets to better connect the neighborhoods of the downtown and provide growth limits (included as Chapter 5 in the plan). Primarily located in the Wabash Riverfront area (the Levee), which developed in largely a suburban fashion over the decades, the recommendations of this chapter are specifically designed to knit together not only the neighborhoods of West Lafayette's downtown, but also to better connect to Lafayette's downtown so that a continuous "downtown" is experienced as one travels on Columbia and State Streets from the Five Points in Lafayette to the top of Chauncey Hill and Purdue's campus in West Lafayette; a concrete step in furthering the "hilltop to hilltop" philosophy of cooperative planning that has guided Greater Lafayette's development and united her twin cities for so many decades.

By building on its strengths and responsibly planning for its future, the City of West Lafayette can confidently develop its downtown so that it remains, as the vision statement of the plan's third chapter states:

*"...a welcoming place where businesses thrive, local history is honored, and the community gathers together."*

Staff recommends adoption of the West Lafayette Downtown Plan and its inclusion in the *Comprehensive Plan of Tippecanoe County*.

## **RECOMMENDATION:**

Approval

**RESOLUTION NO. 2020-01**

**WHEREAS**, the *Comprehensive Plan* was adopted in 1981 and allows for the inclusion of neighborhood plans; and

**WHEREAS**, the Area Plan Commission of Tippecanoe County derives authority to approve amendments to the adopted *Comprehensive Plan* from *Indiana Code Section 36-7-4-511*; and

**WHEREAS**, the Area Plan Commission of Tippecanoe County did hold a public hearing following proper publication of meeting notices under *Indiana Code Section 36-7-4-507*, to inform and hear discussion on this amendment to the adopted *Comprehensive Plan*; and

**WHEREAS**, the Area Plan Commission of Tippecanoe County after due consideration, adopted this amendment known as the *West Lafayette Downtown Plan*, an amendment to the adopted *Comprehensive Plan*, finding it to be in accord with its own goals, thus recommending the amendment to the City of West Lafayette;

**NOW THEREFORE, BE IT RESOLVED BY THE AREA PLAN COMMISSION OF TIPPECANOE COUNTY, THAT:**

The *West Lafayette Downtown Plan*, a part of the *Comprehensive Plan for Tippecanoe County*, is hereby adopted.

This Resolution shall be in full force and effect from and after its passage.

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Jackson W. Bogan, President

Attest:

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Sallie Dell Fahey, Secretary